184.0	0007	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,000 / 649,000
					USE VALUE:	649,000 / 649,000
					ASSESSED:	649,000 / 649,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
212		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIANG LING MEI
Owner 2:	
Owner 3:	
Street 1:	212 WOLLASTON AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LIANG LING MEI/PRUDENCIO JOSE -
Owner 2:	-
Street 1:	212 WOLLASTON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,013 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1956, having primarily Vinyl Exterior and 1777 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6013.000	228,700		420,300	649,000
Total Card	0.138	228,700		420,300	649,000
Total Parcel	0.138	228,700		420,300	649,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.18 | /Parcel: 365.1

Legal Description

User Acct 124001

GIS Ref

GIS Ref

Insp Date 08/25/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 184.0-0007-0007.0

!14330!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,700	0	6,013.	420,300	649,000	649,000	Year End Roll	12/18/2019
2019	101	FV	236,900	0	6,013.	420,300	657,200	657,200	Year End Roll	1/3/2019
2018	101	FV	234,200	0	6,013.	354,200	588,400	588,400	Year End Roll	12/20/2017
2017	101	FV	234,200	0	6,013.	324,200	558,400	558,400	Year End Roll	1/3/2017
2016	101	FV	234,200	0	6,013.	276,200	510,400	510,400	Year End	1/4/2016
2015	101	FV	193,900	0	6,013.	240,200	434,100	434,100	Year End Roll	12/11/2014
2014	101	FV	193,900	0	6,013.	222,100	416,000	416,000	Year End Roll	12/16/2013
2013	101	FV	193,900	0	6,013.	211,300	405,200	405,200		12/13/2012

PRINT

Date	Time
12/11/20	04:11:29

LAST REV

Date	Time
09/06/18	18:12:41

apro

14330

USER DEFINED

Prior Id # 1:	124001
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIANG LING MEI/	42996-318		8/8/2004	Family	1	No	No		
GRACE AGNES	32960-360		5/29/2001	Family	380,000	No	No		
	8957-109		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2017	312	Solar Pa	2,364	C				
2/17/2016	157	Redo Bat	6,000		2/17/2016			Remove existing tu

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
10/18/2008	Meas/Inspect	201	PATRIOT
10/6/2001	MLS	MM	Mary M
1/3/2000	Meas/Inspect	263	PATRIOT
7/22/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6013		Sq. Ft.	Site		0	70.	1.00	7									420,274						420,300	

Total AC/HA: 0.13804 | Total SF/SM: 6013 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,274 | Spl Credit | Total: 420,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00500000
Adj $ / SQ:	128.891
Other Features:	83374
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331520
Depreciation:	102771
Depreciated Total:	228749

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

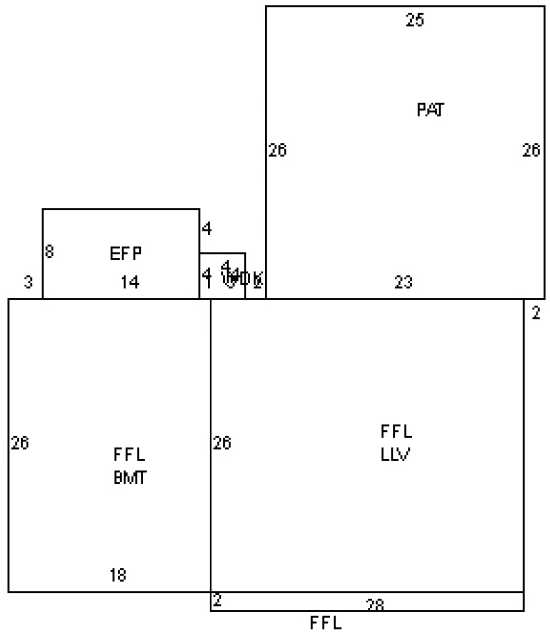
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.89
Special Features:	0	Val/Su Net:	70.89
Final Total:	228700	Val/Su SzAd	182.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,252	128.890	161,372
LLV	Lower Level	728	75.400	54,892
PAT	Patio	650	2.840	1,847
BMT	Basement	468	51.230	23,978
EFP	Enclos Porch	112	51.790	5,801
WDK	Deck	16	16.080	257

Net Sketched Area:	3,226			Total:	248,147
Size Ad	1252	Gross Are	3226	FinArea	1777

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
LLV	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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